

Unapproved Minutes of the November 7, 2012 Planning Commission Meeting

SUP-0013-2012, King of Glory Church Building Expansion

Mr. Ribeiro stated that Mr. Matthew Connolly of LandTec, has applied for a SUP to allow a 12,500 square foot building expansion at the King of Glory Lutheran Church site located at 4897 Longhill Road. He stated the property is zoned R-2, General Residential and surrounded by subdivisions such as Ford's Colony Section 12, Windsor Forest, Williamsburg Plantation, and also Wellsprings United Methodist Church. He stated a house of worship is a specially permitted use in the R-2 district. He stated a SUP amendment for this project is necessary as it proposes the physical expansion of a specially permitted use.

Mr. Ribeiro stated according to the applicant, the proposed expansion is desired in order to provide additional space for offices, storage, and in particular, meeting areas to better accommodate groups such as bible studies, youth groups and others. He stated these meetings are currently taking place in areas not originally designed to support these uses. He stated staff notes that the proposed expansion does not increase the sanctuary or the pre-school seating capacity. He stated the expansion of these facilities, as well as a Family Life Center, is planned as part of "Phase II" of the development and will be considered at a later time. On August 29, 2012, the DRC met to provide input to a conceptual master plan (which included Phase I, Phase II, and additional parking areas). He stated at the time of the DRC meeting, Phase I proposed a smaller building expansion. He stated it has been revised to its current dimension.

Mr. Ribeiro stated staff finds that the proposed expansion will have limited impacts to adjacent property owners, the local road system and the environment. He stated it will be located behind an existing building therefore its visual impacts from the public right-of-way will be limited. He stated also, due to existing vegetation along the perimeter of the property the visual impact of the expansion on adjacent properties also appears to be limited.

Mr. Ribeiro stated the proposed expansion does not necessitate an increase in parking spaces and it's not expected to generate additional traffic to and from the site. He stated the expansion is meant to reorganize and better distribute spaces to accommodate uses already in place. He stated staff notes that a Master Stormwater Management Plan for Phase I and II was submitted and approved by the Engineering and Resource Protection Division on June 29, 2012.

Mr. Ribeiro stated all agencies have reviewed this application and have recommended approval. He stated that staff finds this application consistent with the 2009 Comprehensive Plan and with zoning code. He stated staff recommends that the Planning Commission recommends approval of this SUP amendment request to the BOS with the conditions listed in the staff report.

Mr. O'Connor stated that according to Engineering and Resource Protection the applicant may have to upgrade the stormwater management pond in order to address the increase in impervious surface. He asked if this is necessary.

Mr. Ribeiro stated that the Stormwater Management Plan does address this issue. He stated that making improvements to the pond is one option available to the applicant. He stated that the applicant has received approval from the Engineering and Resource Protection Division. He stated that during the site plan process there will be more details made available clearly showing which option the applicant elected to pursue regarding stormwater management.

Mr. O'Connor opened the public comment.

There being none, Mr. O'Connor closed the public comment.

Mr. Krapf stated that he had seen these plans while being reviewed by the DRC. He stated that one feature he appreciates is that all the construction will be behind the church and will not be visible from the community character corridor. He stated that he supports the application.

Mr. Krapf moved for approval of the King of Glory Church Building Expansion application as presented.

In a unanimous voice vote, the application was approved (6-0; absent: Woods).